

WARRANTY DEED BETWEEN INDIVIDUALS
PREPARED BY AND RETURN TO: Eldon L. Langford
3399 W. County Road 232
Bell FL 32619
PIN #: 22-7S-16-04283-000

This **Warranty Deed**, Made this 30th day of February A.D. 2013 by **Herman A. Langford, a single man**, hereinafter called the Grantor, to **Eldon L. Langford and Dorothy J. Langford, husband and wife**, whose address is **3399 W. County Road 232, Bell FL 32619**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of **\$10.00** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

SEE ATTACHED EXHIBIT "A"

Title to the land herein conveyed was neither researched, guaranteed, nor insured by the preparing party at the request of the parties hereto.

Subject To covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2013** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Tracy Williams
Witness Signature:

Tracy Williams
Printed Name:

Holly W Randolph
Witness Signature:

Holly W Randolph
Printed Name:

Herman A. Langford
Signature: **Herman A. Langford**
P.O. Box 85
Fort White, FL 32038

Inst: 201312004816 Date: 4/1/2013 Time: 11:25 AM
Doc Stamp-Deed: 0.70
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B: 1252 P: 148

COUNTY OF Gilchrist

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 30th day of February, 2013 by **Herman A. Langford, a single man**, who has produced Identification & SS card as identification.

SEAL:

Holly W Randolph
Notary Signature



EXHIBIT "A"

The South One-Half (S ½) of the Northeast One-Quarter (NE ¼) of the Northeast One-Quarter (NE ¼) of Section 22, Township 7 South, Range 16 East, Columbia County, Florida.

LESS AND EXCEPT 3.79 acres as described in Official Record Book 850, Page(s) 2043-2044, of the Public Records of Columbia County, Florida.

AND LESS AND EXCEPT 5.00 acres as described in Official Record Book 1209, Page(s) 1088-1089, of the Public Records of Columbia County, Florida.

SUBJECT TO AND TOGETHER WITH a perpetual non-exclusive easement and right-of-way for the purpose of ingress and egress for a road and road right-of-way, over and across the South 30 feet of the NE ¼ of the NE ¼.